

MINUTES
PUBLIC BUILDING COMMISSION
TUESDAY, MAY 10, 2016, 2:30 P.M.
BILL LUXFORD STUDIO, ROOM 113
COUNTY CITY BUILDING

PRESENT: Jane Raybould, Roma Amundson, Larry Hudkins, Linda Wilson and Jon Camp

OTHERS PRESENT: Don Killeen, Don Taute, Bob Walla, Chuck Bachmann, John Kay, Brian Semerad, Nick Hanna, Cpt. Witte, Scott Etherton, Jim Kohmetscher.

The meeting of the Public Building Commission was called to order by Chairperson Jane Raybould.

The meeting minutes were presented and Linda Wilson moved to approve. Roma Amundson seconded the motion. The vote carried excluding Jon Camp & Larry Hudkins, as they were not in attendance at this time, to approve April 12, 2016 meeting minutes.

John Kay & Charles Bachmann, Sinclair Hille reported the 825 J Street irrigation system bid was available. Don Killeen reported that Judson bid the new system with options. Sinclair Hille also had a last minute email bid from Millard to possibly fix the old system for quite a bit less than a new system. The said it would be handled like a CCD that the amount would be approved of to an up to dollar amount and then it would come back to the PBC if that amount would be over. They are unsure of what will need to be fixed until the water line is hooked up and charged. It was discussed and decided to postpone the irrigation system and look into other options. This will be taken of the Hausmann contract so they can move forward to completion.

Change orders submitted were:

#60-Provide and install gypcrete topping to smooth out the existing concrete slab and install a resilient floor covering. This also changes the final completion date to May 27th due to material lead times - \$4031.07
#61-delete carpet tile in basement area and painting of south stairwell – (\$945.54)
#62-addresses the added fittings for the DEC connections in CCD #6 not to exceed \$2000.00 - \$1046.20
#63-addresses filling in the annular space at a couple of mechanical chases outlined in CCD #4 not to exceed \$7500.00 - \$4702.00
#64-addressed the additional floor leveling work outlined in CCD #5 not to exceed \$21000.00 - \$21000.00
#65-addressed the foundation waterproofing work outlined in CCD #1 not to exceed \$70000.00 - \$52271.76
#66-Install double side exit signs at two locations on the office side per final inspection by Building & Safety. This was pre-approved to not hold up the occupancy permit process - \$1040.14
#67-change the duress button to a different type/style and equip the intercom at Halfway with a push button. This will change the final completion date to June 10, 2016 due to material lead times - \$1183.15

Change Order #67 was motioned for approval up to the \$1183.15 by Larry Hudkins, seconded by Roma Amundson and the vote carried.

Change Order #60 was motioned for approval by Roma Amundson and seconded by Larry Hudkins. The vote carried.

Change orders #61-66 were motioned for approval Roma Amundson and seconded by Linda Wilson. All change orders were approved.

There was a quick discussion if the County would be paying for the balance of all the add-ons that have been voted on thru change orders. It was discussed that yes their rent would generally be adjusted to cover the costs.

Pay Application #008 from Hausmann Construction for \$28,048.50 and #009 for the reduction of retainage for the amount of \$197230.99 were submitted and recommended for payment. Linda Wilson moved for approval and Roma Amundson seconded. The vote carried.

At April meeting it was determined that the members would take the Storm Tunnel discussion to their respective boards. Larry Hudkins spoke to the County Board and they have no interest in the spending the money at this point for the tunnel renovation. There was discussion of looking at the parking area in the SE corner of the parking area underneath the CC building. After much discussion it was determined that they have adequate shelter areas within the building. Cpt. Witte said with the participation on the tornado drill they felt there was reasonable shelter areas available for all staff.

Scott Etherton spoke briefly about the cameras that were approved for sound capability. Some of the camera locations with the sound capability he has rejected due to the field of view. He was not happy with the viewing area. They will meet with Accurate Controls to try to resolve.

Clark Enerson-Nick Hanna along his mechanical and electrical engineers and Brian Semerad-NGC gave an update on the 605 Bldg. remodel. The first item was the Generator Testing report. The biggest area of concern is the availability of parts in the future because of the age of the generator. During the 2 hr. test the cooling system failed. For all items to be fixed on current generator it will cost about \$63,835.00. The original bid scope of replacement was \$120,815.00. There was discussion about investigating and getting bids on a lower capacity new diesel one rather than the natural gas one that was in original bid. There was also discussion about the placement to avoid the expensive exhaust system. Clark Enerson will ask for new bids and bring back to June's PBC meeting.

Nick Hanna submitted the change orders:

CO #5-Water service entrance revisions \$1953.90

CO #9-Storm piping revisions \$13688.00

CO #10-Lower level SOG Credit (\$49.50)

CO #11-Additional ceiling demo \$3300.00

CO #12-RTU Support Framing Revisions \$3009.00

Jon Camp motioned to approve all change orders submitted and Larry Hudkins seconded. The vote carried.

Pay application was submitted and recommended for payment to NGC for \$902,943.00. Roma Amundson motioned for approval and Larry Hudkins seconded the motion. The vote carried.

Don submitted the invoice for Bockmann for pigeon remediation for \$2200.00. Roma Amundson moved for approval and Linda Wilson seconded. The vote carried for payment of the invoice.

Security Committee update-Cpt. Witte had given the Active Shooter policy to Jeff Kirkpatrick. He changed some wording and the policy was submitted to the board for approval. Larry Hudkins moved for approval and Jon Camp seconded. The vote carried to approve the Active Shooter Policy. This will be taken to the Director's meetings for both City & County and Margaret will email the policy out as well. There was further discussion about changing the area in front of the City Council office. This will be taken to the joint City/County Commons meeting for discussion.

K Street lease discussion will be tabled until next month.

Jon Camp motioned to approve the April 2016 general payment vouchers submitted. Larry Hudkins seconded and the vote carried.

The 233 lease discussion will be tabled until next month.

Don spoke about the bid to repair/replace the Stucco on the 633-Courthouse Plaza. There is bad detrition the west side of the building. Everyone agreed to do the entire building for \$62,500.00 and agreed to add this to the budget under Capital Improvements. No vote needed.

There were 5 contract approvals: Piggyback to State of NE Contract for Light Bulbs & Ballasts #13270 OC-Voss Electric Company; Amendment to Annual service for Irrigation system, Repair & Maintenance Services for

Downtown Lincoln Area #5077-ImageScapes, Inc.; Amendment to Contract for Tree Trimming and Removal Services #14-009-New Heights Tree Service; Contract for Window Caulking & Painting #5346-Ironhide Construction; Annual Supply for Sit to Stand Workstations #16-060-Encompass & Pay-Less. Larry Hudkins moved to approve and Linda Wilson seconded. The vote carried to approval all contracts.

The next meeting of the Commission is set for June 14, 2016.

With no further business, Jon Camp moved to adjourn the meeting, seconded by Larry Hudkins. The vote carried and the meeting was adjourned.